040.0	0005	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,053,300	/	1,053,300
USE VALUE:	1,053,300	/	1,053,300
ASSESSED:	1,053,300	/	1,053,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGHES ROBERT C JR & JUDITH
Owner 2:	
Owner 3:	
Street 1:	23 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2934 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5532.000	579,800	4,700	468,800	1,053,300
Total Card	0.127	579,800	4,700	468,800	1,053,300
Total Parcel	0.127	579,800	4,700	468,800	1,053,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.03 /Parcel: 359.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	579,800	4700	5,532.	468,800	1,053,300		Year end	12/23/2021
2021	104	FV	553,100	4700	5,532.	468,800	1,026,600		Year End Roll	12/10/2020
2020	104	FV	553,200	4700	5,532.	468,800	1,026,700	1,026,700	Year End Roll	12/18/2019
2019	104	FV	410,700	4700	5,532.	498,100	913,500	913,500	Year End Roll	1/3/2019
2018	104	FV	410,700	4700	5,532.	363,300	778,700	778,700	Year End Roll	12/20/2017
2017	104	FV	384,800	4700	5,532.	316,400	705,900	705,900	Year End Roll	1/3/2017
2016	104	FV	384,800	4700	5,532.	269,500	659,000	659,000	Year End	1/4/2016
2015	104	FV	342,200	4700	5,532.	263,700	610,600	610,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12788-227		5/1/1975		49,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2019	373	Re-Roof	8,500	C				
4/12/1995	176	Manual	5,000					WINDOWS/STAIRS
4/8/1993	96	Manual	900					ROOFING
10/19/1992	520		1,000					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	372	PATRIOT
3/2/2000	Meas/Inspect	263	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5532		Sq. Ft.	Site		0	80.	1.06	1									468,768						468,800	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 27198
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

!3340!

PRINT

Date	Time
12/29/21	22:56:30

LAST REV

Date	Time
12/09/21	09:59:29

mmcmakin

USER DEFINED

Prior Id # 1:	27198
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12700	Total SF/SM:	5532	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	468,768	Spl Credit		Total: 468,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/ WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04954338
Const Adj.:	0.98990101
Adj $ / SQ:	187.010
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712292
Depreciation:	132486
Depreciated Total:	579805

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

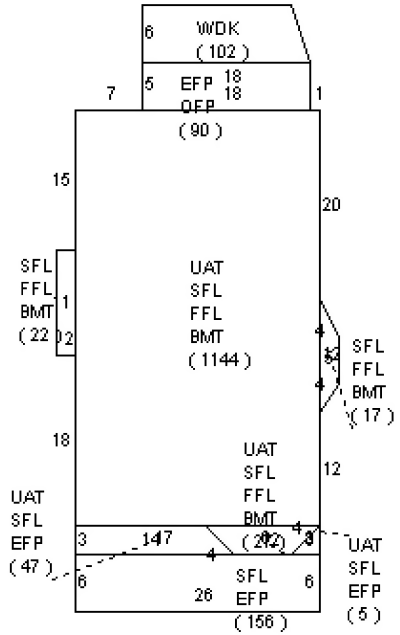
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.01
Special Features:	0	Val/Su Net:	125.12
Final Total:	579800	Val/Su SzAd	220.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,418	187.010	265,180
BMT	Basement	1,210	56.100	67,885
FFL	First Floor	1,210	187.010	226,282
UAT	Upper Attic	306	104.730	32,020
EFP	Enclos Porch	298	35.990	10,726
WDK	Deck	102	15.640	1,596
OFP	Open Porch	90	34.480	3,103
	Net Sketched Area:	4,634	Total:	606,792

Size Ad	2628	Gross Area	5551	FinArea	2934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1924	21.93	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	6X6	A	AV	2017	0.00	T	1.6	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc